



SCOPE OF WORKS

EXTERIOR PAINTING OF CONSUL GENERAL'S RESIDENCE (United States Consulate General, Perth)

OVERVIEW

The United States Government (USG), Department of State (DOS), has a requirement to repaint the exterior of the Consul General's residence located at 8 Bellevue Terrace, West Perth. To this end, the USG requires quotations for a contractor to complete the proposed modifications.

INTENT

Requirements in this SOW serve as a direction to the Contractor for the repainting of the exterior of the Consul General's residence. The Contractor shall perform all services in accordance with international professional standards of skill, care and diligence adhered to by reputable, first class international firms and shall conform to generally accepted professional practices.

PROJECT DESCRIPTION

The USG intends to: repaint the exterior of the Consul General's residence located at 8 Bellevue Terrace, West Perth. The requirements below are the basis for the refurbishment. The refurbishment shall use only high quality, first class materials and fittings.

A site visit can be scheduled upon request.

SCOPE OF WORK

Note: This is an official residence of the USG; the materials and fittings used should be of a standard fitting for a home of this standing.

1. **Preparation:** Observe manufacturer's recommendations in regard to preparation of surfaces to receive paint and application of paint itself. Procedures shall include, but not necessarily be limited to, the following:
 - a. **Cleaning** - Clean down and remove oil, grease and loose foreign matter, including, mold mildew, dirt and corrosion products, in a manner which causes neither undue damage to the substrate nor damage to, or contamination of, the surroundings or the paint system to be applied;
 - b. **Glossy Surfaces** - Adequately scuff and/or solvent or chemically etch as appropriate to provide satisfactory adhesion for subsequent paint coats;

- c. Filling - Fill cracks and holes with fillers, sealers or grouting cements as appropriate for the finishing system and substrate, and sand smooth, to ensure all coats finish smooth;
 - d. Drying - Unless otherwise specified, ensure that surfaces are cured and dry before applying additional coats of paint;
 - e. Generally - Remove weld spatter, slag, burrs, or any other objectionable surface irregularities. Remove any rust and apply rust primer;
 - f. Apply an oil-based primer to any bare timber surfaces;
 - g. Light sanding between coats.
1. Paint a 1m x 1m test patch of the nominated finished paint color for approval by the COR;
 2. Paint Material - Use only premium quality lines from approved manufacturers such as the following:
 Dulux Weathershield
 Wattyl Solarguard
 3. The paint should be formulated for waterfront exposure;
 4. If using other than one of the above named products, the contractor shall note the name of the product they intend to use in their estimate. *No products containing lead shall be used on this project.*
 5. Primers, sealers, undercoats - Ensure that primers, sealers and undercoats are suitable for the substrate and compatible with the finish coat and each other;

6. Paint Application

- a. Apply paint and related material with an undercoat plus two coats of selected finish color semi-gloss paint or with the number of coats specified in accordance with the manufacturer's recommendations. Allow each coat to harden for the drying time (or time between coats) recommended by the manufacturer;
- b. Finish - Ensure each coat of paint is uniform in color, gloss, thickness and texture and free of runs, sags, blisters, or other discontinuities;
- c. Wet Paint Warning - Place notices and do not remove until paint is dry.

7. Colors:

- a. Main color to the exterior of house, all levels: Dulux "Self Destruct" or equivalent in fine texture or low sheen paint;
- b. Garage walls, **perimeter walls, rear terrace perimeter wall**, and terrace columns: Dulux "Weathered Rock" or equivalent in stone finish;
 - i. **Dry scrub main wall to remove marks from ivy;**
 - ii. **Clean out two vertical cracks and fill gap with an expansion mastic.**

- c. Front fence: Dulux "Self Destruct" or equivalent in fine texture paint;
 - d. All balustrades, painted timber, and front entry doors and frames: Dulux "China White" or equivalent in semi gloss;
 - e. All eaves and undersides of verandas: Dulux "China White" or equivalent in low sheen.
- 8. All timber trellises to be repainted and, where necessary, repaired/replaced.
 - 9. Repaint all fascias and soffits, windows, window frames, doors and door frames.
 - 10. Repaint downpipes, ladders and gates on all buildings.
 - 11. Repaint camera towers where located, lanterns etc.
 - 12. Repaint all cable runs, conduits and pipe work.
 - 13. Gas line and meters to be painted in accordance with the building code.

No final exterior painting shall commence on walls where window units will be replaced until replacement work and all patch work is completed.

Final paint shall be applied in two coats and according to the manufacturer's instructions.

WORK AREA PROTECTION

Before painting in any section of the building, use drop sheets and masking tape wherever necessary to protect finished work or other surfaces liable to be damaged during painting.

TOUCH UP

Clean off marks, paint spots and stains throughout including on glass, restoring damaged surfaces to their original condition.

PAINT TYPES AND SPECIFICATIONS

Where SAA Standard Specifications describe and define the standards required for specific materials, the materials used in the works shall conform to all applicable requirements of the relevant standard specification.

Use only premium quality lines from approved manufacturers. Use only unadulterated paint except as per manufacturer directions. Do not combine paints from different manufacturers. On clear timber finishes use only combinations of putty, stain and sealer recommended by the manufacturer of the topcoats. Use only the type and quantity of thinners recommended by the paint manufacturer.

Provide finish coats, which are compatible with prime and undercoat paints used. Provide barrier coats over incompatible primers or remove and reprime as required.

Do not apply paints when surrounding temperatures and the paint manufacturer exceeds humidity conditions beyond that recommended.

Do not store or mix paint in areas or on surfaces liable to damage.

SURFACE PREPARATIONS

All painted surfaces are to present a clean and even appearance with no evidence of poor workmanship. Finished paint surfaces shall be free from sags, wrinkles, drips and other defects or imperfections.

Do not paint over dirt, dust, scale, grease, moisture or conditions detrimental to the formation of a durable and acceptable finish.

FILLING

All holes, cracks and marks should be repaired with fillers, sealant, putties or grouting cements as appropriate for the finishing system and substrate, and treat to achieve the required finish in accordance with industry standards before painting. Tint the filler to match substrate if the finish is transparent.

Walls should be wiped down as necessary before painting.

WORKMANSHIP STANDARDS

Care shall be taken to ensure that the base surfaces are properly prepared and that the materials are used correctly. Where SAA or other approved Codes of Practice are applicable, the workmanship and procedures described by the relevant Codes shall be regarded as the minimum standard acceptable. The basic standard will be to AS 2311 Sections 2,3,6 & 7 and the "HAZARDOUS MATERIALS" clause of Section 1 as applicable.

Store and apply paint in accordance with the manufacturer's directions and the methods nominated in AS 2311 "Guide for the painting of buildings". Use applicators and techniques best suited for the type of material being applied.

"Ridging" at roller overlaps shall not be permitted. Apply finish as heavily as possible without running to provide a uniform finish and colour free from brush marks, hairs and other imperfections. Paint surfaces behind mobile equipment and furniture the same as similar exposed surfaces. Paint surfaces behind permanently fixed equipment or furniture. Finish exterior painted doors on tops, bottoms and side edges the same as the exterior face.

Sand lightly between each successive coat where recommended by the paint manufacturer. Apply each coat of material at not less than the manufacturers recommended spreading rate.

REMOVE HARDWARE

Remove all hardware, hardware accessories and similar items in place and not to be painted or provide surface applied protection prior to surface preparation and painting operations. After completion reinstall all removed items

Exceptional care must be taken to assure tidiness of work. Suitable temporary covers, masking, drop sheets, drapes and/or barriers shall be provided and maintained effectively where necessary to protect carpeting and furniture or other finishes that are to be painted or not to ensure what they are not exposed to paint and put at risk. These are to be removed when the protection is no longer required. Provide "Wet Paint" signs as required to protect newly painted surfaces. Carefully remove and reinstate paint splatters from adjacent surfaces.

Upon completion of the work all paint cans, other materials, containers, debris and protective coverings shall be cleaned up and removed from site and the Contractor shall leave the area in a clean, neat, and orderly condition satisfactory to the Contracting Officer.

General

1. All work is to comply with the local WA building regulations.
2. The contractor will rectify any damage to all areas on completion of the works.
3. The contractor shall supply all materials and labour in order to complete the works.
4. All waste material to be taken from site and disposed of by the contractor.
5. Site is to remain tidy at all times and cleaned up on completion of works.
6. All work to be carried out in a workmanship like manner.
7. All Documentation regarding warranties, guarantees and instructional literature are to be handed to your GSO representative.
8. All care must be taken to protect the carpet and furnishings within the property and drop sheets to be used at all times where necessary.
9. Any variations are to be priced and approved in writing by GSO before proceeding with the work.
10. All measurements are to be confirmed by the contractor on site.

NOTE: Any damage caused by the Contractor or his contractors is to be made good at the Contractor's expense.

CONTRACTOR PROVISIONS

The Contractor shall supply everything necessary for the execution and completion of the work including paint, brushes, rollers, drop sheets, sandpaper, fillers, sealants, scrapers, thinners, tints, colour charts, masking tape and material, ladders and scaffolding. Site preparation and installation performance shall be in accordance with Australian and ACT building codes and standards

WORKING HOURS

Working hours are to be 0800 to 1700. No work is to take place outside these hours unless GSO has given agreement.

SITE PREPARATION AND CLEANING UP

The Contractor shall at all times keep the work area, including storage areas, free from accumulations of waste materials. Before completing the work, the Contractor shall remove the work and premises any rubbish, tools, scaffolding, equipment, and materials that are not the property of the Government. Unsightly materials and debris including excess soil, garbage, and equipment should be removed as required; while materials should be scheduled for delivery only as required for immediate use.

CONTACT INFORMATION

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